



# CITY OF ROWLETT CITY COUNCIL AGENDA

*Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.*

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Tuesday, January 7, 2020

5:15 P.M.

Municipal Building

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. **CALL TO ORDER (5:15 P.M.)\*** Times listed are approximate.
  
2. **EXECUTIVE SESSION**
  - 2A. The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney regarding the El Cenizo v. State of Texas, Case No. 5:17-CV-404-OG, and a request to the Attorney General to provide for the City's legal defense. (30 minutes)
  
  - 2B. The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney regarding the Amended Economic Development Program Agreement with Yoco, LLC, and a proposed amendment thereto. (30 minutes)
  
3. **WORK SESSION (6:15 P.M.)\***
  - 3A. Review revised Rowlett Public Library Policy Manual. (30 minutes)
  
  - 3B. Hear a presentation and discuss the zoning of properties in the North Shore, zoning compatibility with the Comprehensive Plan, and the purposes of overlay zones. (30 minutes)
  
4. **DISCUSS CONSENT AGENDA ITEMS**

**CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)\***

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**TEXAS PLEDGE OF ALLEGIANCE**

*Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

**5. PRESENTATIONS AND PROCLAMATIONS**

**5A.** Presentation to Kathy Freiheit for her years of service as Library Director.

**5B.** State of the City Address.

**5C.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

**6. CITIZENS' INPUT**

*At this time, three-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully-completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. No action can be taken by the Council during Citizens' Input.*

**7. CONSENT AGENDA**

*The following may be acted upon in one motion. A City Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.*

**7A. Approving minutes.**

Consider action to approve minutes from the December 17, 2019 City Council meeting.

**7B. Consider selecting a representative to the Dallas Central Appraisal District Board of Directors.**

Consider approval of a resolution casting a vote in a runoff for a representative for the Suburban Cities to the Dallas Central Appraisal District Board of Directors.

**7C. Consider an amending the Amended Economic Development Program Agreement with Yoco, LLC.**

Consider action to approve a resolution approving an amendment to the Economic Development Program Agreement with YOCO, LLC for property located at 3901 and 3913 Main Street and to authorize the Mayor to execute the necessary documents.

**7D. Consider approving request for the Attorney General's assistance.**

Consider action to approve a resolution requesting the Attorney General's assistance in defending the City in *El Cenizo v. State of Texas*, Case No. 5:17-CV-404-OG.

## **8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A.** Consider action to approve an ordinance adopting changes to the Bayside Public Improvement District (PID) Service and Assessment Plan including the annual update to the Assessment Roll pursuant to the Service and Assessment Plan for the Bayside PID – South Improvement Area.
- 8B.** Consider a resolution to accept a petition and call a public hearing on the creation of the Trails at Cottonwood Creek Public Improvement District (PID) submitted on behalf of Freedom Quest, LLC for the property known as Trails at Cottonwood Creek for a 765-unit residential development. The 226.58-acre site is generally located at the northeast corner of Vinson Road and Stonewall Road, in the City of Rowlett, Dallas County, Texas.
- 8C.** Conduct a public hearing and take action on a request by Monk Consulting Engineers, Inc., on behalf of property owner Patricia Granville Holcomb, for a Major Warrant from Sections 2.8.6.c.2.iv and 2.8.6.e.2 of the Form-Based Code (FBC) to reduce the minimum required window area from 60 percent to 24 percent on public fronting facades and from 30 percent to 10 percent on the remaining facades on property zoned Form-Based Commercial Center (CC) District. The 2-acre site is located on the northeast corner of Old Merritt Road and Liberty Grove Road, in the City of Rowlett, Dallas County, Texas.
- 8D.** Conduct a public hearing and take action on a request by Rhodes Surveying, on behalf of property owner Ross Mussina, for a Special Use Permit (SUP) to allow an accessory structure exceeding 500 square feet on property zoned Single-Family Residential (SF-40) District. The 4.1-acre site is located at 8306 Chiesa Road, approximately 129 feet north of Bellaire Lane and on the north side of Chiesa Road, in the City of Rowlett, Dallas County, Texas.
- 8E.** Conduct a public hearing and take action on a request by Mike Martinie, on behalf of DHI Communities, and Walter Guillaume, First Baptist Church of Rowlett, to rezone the subject property from General Office (O-2) District and Commercial/Retail Highway (C-3) District to Planned Development (PD) District for Commercial/Retail Highway (C-3) District uses and Form-Based Urban Village (FB-UV) District uses. The 28.93-acre site is located at the northeast corner of Main Street and President George Bush Turnpike, in the City of Rowlett, Dallas County, Texas.
- 8F.** Conduct a public hearing and take action on a request by Skorburg Company, on behalf of property owners Leslie and Tommy Kearney, for a Major Warrant to Appendix 2.1 of the Form-Based Code to eliminate the required 20-foot garage offset from the front building line and allow for garages to be aligned with the front of the home. The 33-acre site is located along Castle Drive, between Miles Road and Merritt Road, in the City of Rowlett, Dallas County, Texas.
- 8G.** Conduct a public hearing and take action regarding a request by Marc English, Sapphire Bay Land Holdings, LLC, for approval of a Regulating Plan and associated Major Warrants from the Form-Based Code Urban Village Standards, as they relate to connectivity, parking allocation, continuous building frontage, and right of way frontage, on property zoned Form-Based Bayside Special District (FB-BS) District. The 116.93-acre site is located south of Interstate 30 (IH-30), in the City of Rowlett, Dallas County, Texas.

**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

**9. ADJOURNMENT**

*Laura Hallmark*

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Laura Hallmark, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website ([www.rowlett.com](http://www.rowlett.com)) on the 3<sup>rd</sup> day of January 2020, by 5:00 p.m.

***City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.***